

CITY OF ALBION

December 20, 1965

US EPA RECORDS CENTER REGION 5



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City Council
Albion, Michigan

Gentlemen:

New State legislation requires incineration or the sanitary land fill method of disposing of the City's solid wastes. The City is rapidly exhausting its waste yard facility, which is not being operated in compliance with the new requirements. A decision with respect to a solid waste disposal facility must be made in the near future.

One of the following two decisions should be made by the Council:

1. Establish a refuse disposal site inside or outside the City limits, operated by the City.
2. Contract for complete service of the refuse disposal site including land, personnel, equipment and site supervision.

Alternate decisions may be made, but are not recommended:

1. Abandon City operation of, or responsibility for, any refuse disposal operation.
2. Establish an incineration system.

After considering several locations for the refuse disposal site, the best location would be 14 acres of City owned property, just west of the Police Department pistol range and south of the New York Central right-of-way. There are no residences nearby; the area is screened by the railroad on the north, woods on the east and south and a hedge row of trees along the farm on the west. The water table, depending upon the ground level, ranges from two feet at the extreme south to ten to twelve feet at points of high ground. A better all weather road would have to be constructed into the area.

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The costs to develop and maintain the site would be as follows:

Item	Quantity	Unit Price	Amount
Access Road Improvements	1400 L.F.	3.00	\$ 4,200.
Six foot Cyclone Fencing along east and north side	250	6.00	1,500.
Construction and Painting of Sign	5	20.00	100.
Move Attendant's Shelter	Lump Sum		500.
Soil Fencing	900 L.F.	.60	540.
D-5 Tractor with Bucket Loader (used)	1	22,500.00	**22,500.
			<u>29,340.</u>

To this we may want to construct a beehive incinerator in the future, costing approximately 13,000.

Total Investment \$42,340.

ANNUAL OPERATING COSTS

Item	Rate	Amount
Attendant	\$200. monthly	\$2,400.
Front End Loader with Operator - 4 hours a day (includes depreciation and operating costs)	48. per day	9,600.
Payroll overhead	30% of salary	720.
Miscellaneous (plowing, grading, etc.)	400. per year	400.
		<u>\$13,120.</u>

By incineration of paper and wood and good conservation practices this site should last 10 years. It would serve as a football field or baseball diamond area after completion of the operation and leveling.

In a separate confidential report, I have described the details of proposal from a contractor, who offers to supply complete refuse disposal service by sanitary land fill method to the City for \$15,000. per year. He will operate the site as required by the State Health Department. The site is located two miles from the City Hall and should last 12 to 15 years.

The Contractor is highly regarded in this area, does excellent work and meets his contract obligations in a diligent manner.

City Council

October 10, 1965

The cost difference between the present site operation expense (\$15,000) and the new site operation cost (\$15,000.00) could be financed by charges to commercial industrial users and non-City residents. Jackson, Michigan, operators by charging \$.50 for less than one cubic yard of refuse to \$9.00 for 46 cubic yards of refuse. Marshall has a charge proposal on the agenda now.

We are undertaking a survey of users of the present site to determine who uses the site and what materials are being disposed of.

If a decision is made soon, we will ask the foundries to fill the present site with core sand.

Respectfully submitted:



A. F. Glassford
City Manager

AFG:pm

REPORT ON NEW LEGISLATION, RULES AND REGULATIONS:

On June 28, 1965, Act 87 of the Public Act of 1965 became effective. This Act provides for the licensing and regulation of garbage dumps and disposal sites. It is also authorized the Commissioner of the State Health Department, to promulgate rules and regulations which shall contain minimum standards for disposal areas and otherwise implement the Act.

On Friday, October 22, 1965, your City Manager attended a hearing at 10:00 A.M. in the House of Representatives Chamber at the State Capitol Building in Lansing in order to become acquainted with the proposed conditions for waste disposal.

The rules and regulations were attacked by many persons attending the hearing because of the regulations arbitrary nature. For example, most of the inert materials, there is no provision for any type of open dump, whether or not there are putrescible materials or not. This would cause a hardship on many several townships which operate open dumps, usually on land in remote areas. A farmer nearby with his tractor attempts to keep such a dump in good order. The method of operation employed at the City of Albion's dump would not be permitted. We comply to some extent with the rules and regulations. We do not comply with respect to compacting the materials prior to coving with earth. The waste material is to be compacted into a cell in such a way so that each day the area can be covered with six inches of dirt. Each "lift" must not exceed two feet in depth for a total of eight feet depth at which point one must provide a cover up least thick. The soon would run out of cover material at this rate. We do mix in some cover with locally sand which helps fill in the voids and eliminates flies and rats to great extent. The speed with which we fill is a beneficial factor, since sand and fill does not permit the vermine to live long and are covered immediately with new material.

Those are regulations which will affect us:

1. Submit a bond for \$500. per acre of site with a minimum of \$2,500.
2. Registered Professional Engineer must design site in accordance with rules and regulations.
3. Keep daily log of type and quantity of refuse received and submit yearly summary to state.
4. Design must include topographic map of not more than 100 feet to the inch, showing fill area any borrow area, access roads, on site roads, grades for drainage, fencing, structures, utilities, water table, development program, land use plan of adjacent areas, geological characteristics of site, characteristic of waste material.
5. Avoid below water table and natural surface water areas with other than inert materials.
6. Adequate equipment shall be used. Emergency equipment must be available.
7. Equipment shelter.
8. Employee facilities.
9. Measuring facilities to measure refuse delivered to site.
10. Ability to extinguish potential fires.

11. Limit access to site to times an attendant is on duty.
12. Unloading of refuse must be continuously supervised.
13. Other regulations: Equipment maintenance and application of hazardous materials, large items, burning, salvage, insect and rodent control, site maintenance, supervision, and approval of site by the local department of health upon completion of the site fill.

DISTANCES TO DISPOSAL SITES FROM CITY HALL:

1. Latin American Club site, 27 Mile Road,	2.6 Miles
2. Van Sickle gravel pit, 29 1/2 Mile Road,	3.0 Miles
3. Sheffield's Refuse site, Michigan Ave.,	3.6 Miles
4. City Waste yard	3.5 Miles
5. Stevick site,	3.0 Miles
6. City Site, west of Sewage Plant	3.5 Miles

DISPOSAL OF CORE WATES:

Albion Malleable Iron Co. (Report by Mr. Hall of Elyvale Iron & Metal Co.)

- 150 cu. yards per day at City refuse site of "non-black sand" type.
- 150 cubic yards per day of "black sand" type in Sheridan Township at terminus of Cooper Street. Some of this also is dumped at the northeast corner of the intersection of 26 1/2 Miles Road and Michigan Avenue.

Galé Manufacturing Co. (Report by Mr. Eric Fairley)

40 to 100 cubic yards per day, disposed of on own premises or hauled to areas requesting fill.

Ideal Castings Co.

Disposal on own premises

Brooks Foundry (Report by Mr. Brooks)

60 cubic yards per day, disposed of on own premises.

BOYD PROPERTY ADJACENT TO WASTE YARD:

Mrs. Clare Boyd owns the premises adjacent to the City's waste yard. Mr. Rieger reports that he has talked several times with Mrs. Clare Boyd and Mr. Stuart Hill, her attorney, about the possibility of again leasing her property west of the present waste yard for a dumping area. She stated that she would be willing to allow

the City to use this area, provided an adequate covering is placed on the rubbish after the low water is filled. Mr. Rieger thinks that we should offer her a rental rate of \$100 a year on this City site.

Upon checking the City Council proceedings Mr. Rieger found that the original lease was signed in 1949. The lease was for a term of 20 years, or until the area was filled.

Mr. Bradley reports that when he first came to work for the City, about three years ago, he mailed a check, as was the custom previously, to Mrs. Clara Boyd for \$100. To cover the rental for the ensuing year. The check was not accepted and has never been cashed or returned to the City. It is still outstanding.

When Mr. Bradley called Mrs. Boyd about the check she indicated that the lease was no longer in effect. Apparently the City was not concerned, because it had its own area to fill and did not need her premises. Mrs. Boyd indicated to Mr. Rieger that she would be in touch with her son and let us know her final decision. We are working with her attorney, Mr. Stuart Hill, in order to determine whether or not we should pick up our old lease contract, or whether a new one should be negotiated. This site, Mr. Rieger estimates, will last six months and will be a temporary measure until some more permanent solution can be found.

LATIN AMERICAN CLUB PROMISEY:

On October 6, 1965, I met with Mr. Efrain Solis, President of the Latin American Club, and one of the other officers to discuss their offer of 23 acres of land located on 27 Mile Road about four tenths of a mile south of D Drive as a possible refuse disposal site. The officers are interested in having a small hole in the front of their property filled and leveled. There also is approximately a four to six acre hole in the center of the property which, in Mr. Rieger's opinion, would last the City two years with proper compaction and usage.

Later two board members appeared at my office, a Mr. William Lederer, of Richfield, Michigan, 794 West Marsherville Road and a Mr. Jesse Badillo of 601 North Eaton Street, Albion, Michigan, phone National 9-6618. They indicated that the contract holder of the property would be willing to have the hole on the property filled. Apparently the Latin American Club is purchasing the property either on lease or land contract basis.

VAN SICKLE GRAVEL PIT:

The Van Sickle exhausted gravel pit is located on 29½ Mile Road just south of Erie Street about two miles east of the City. At present it is being used as a disposal site for combustible materials from old houses. It appears that most of the areas from which gravel has been removed are covered with piles of this material.

The 73½ acres owned by Mr. and Mrs. Van Sickle is contiguous with the City of Albion City Limits. The site seems to be ideal for a methane burner location as well as for a sanitary land fill location because of the many cell-like openings in the gravel pit. How close the water table is to the top of the ground must be determined. The Health Department will not permit us to bury refuse below the water table.

Don Sweeney, Supervisor of Albion Township, was contacted about the possibility of using this area. He offered to help in any way he could. He admitted that the refuse problem was critical.

BEEHIVE BURNER:

A beehive burner will cost approximately \$12,000. to \$13,000. dollars. The burner that one sees on the eastern edge of the City of Kalamazoo is operated by the City of Kalamazoo. Mr. Elliot, the City Manager, reports that only paper and wood is disposed of there, while garbage, tires, plastics and the ashes of the beehive burner are disposed of by the land fill method.

The beehive burner apparently does not satisfactorily handle the odors of burning garbage, tires, and plastics. As the loads of materials come into the refuse site, it is determined whether or not the materials should be burned or should go directly to the refuse disposal site.

The State Health Department shows some reluctance to approve such a method of incineration, but indicates there are no rules, at present, against their use.

MEETING WITH MR. SHEFFIELD:

DFW Director, William Rieger, and City Manager Glassford visited the refuse disposal site operated by Carl Sheffield who also operates the Albion Sanitary Service, and picks up refuse in the City under a franchise arrangement. Mr. Sheffield conducted us on a tour of his sanitary land fill. Mr. Sheffield's equipment consists of the bulldozer and a drag-line crane. The Albion Sanitary Service not only picks up refuse in Albion, but also in other small communities nearby. The Service is used by 50% of the households in Albion. Refuse is picked up from any location on the property for \$2.00 per month.

Mr. Sheffield's farm consists of 86 acres of land and is located 3.6 miles from the City Hall. Mr. Sheffield indicated that he would cooperate with the City in any way possible in helping to solve the mutual problem of refuse disposal.

In a subsequent talk between Albert Glassford, William Rieger and Mr. Sheffield on December 7, 1965, Mr. Sheffield stated he was not willing to take over the operation of the City's land fill operation and that he would probably use the site the City may arrange for. Apparently his equipment needs replacement.

DISCUSSION WITH YALE VAUGHN:

On October 25, 1965, the City Manager talked with Sheridan Township Supervisor, Yale Vaughn, concerning the possibility of gaining township approval for the use of the site offered by the Latin American Club on 29½ Mile Road near C Drive. Mr. Vaughn indicated that the township is asked by many township residents as to the location of the township dump. He stated there was none and that it was a problem to obtain consent in locating a dump in any area. He would see what the Board felt could be done about helping the City of Albion to locate the refuse disposal site on this parcel.

On November 22, 1965, the City Manager again talked to Supervisor, Yale Vaughn, of Sheridan Township concerning the use of the Latin American Club site at 29½ Mile Road. Yale Vaughn wondered whether or not the City could legally establish a disposal site outside the corporate limits. I advised him that the City could.

His next question was, where exactly was the site. I again explained to him that it was as described as above. He indicated that he would talk to the Board members on the matter. I asked him about the zoning. He stated that the Boardship had interim zoning but a final use policy had not been established and zoning adopted. He stated that the interim zoning only covers such things as cellars, groups of housing, etc.

REFUSE DISPOSAL SITE COMPLETE CONTRACT SERVICE:

On December 7, 1965, City Manager Glassford and City Engineer William Rieger, talked to Mr. Stevick about the possible operation of a sanitary land fill on a contract basis between the City and Mr. Stevick. Mr. Stevick would supply land, equipment, manpower, and control of the refuse disposal operation.

Mr. Stevick owns 20 acres of land on the north side of Erie Street, adjacent to the Jackson County line. The area already is being used partially as a sand pit. Mr. Stevick indicates that the operation would cost \$1,500. a month or \$18,000. a year including site use. This cost could be relieved by about two or three thousand dollars a year from the sale of sand fill dirt to other contractors. The cost to the City would be \$15,000. per year. The operation would meet the State Health Department rules and regulations.

Mr. Stevick was approached on the proposition that the City pay him approximately what it costs now, and that he should make a charge to industrial firms wanting to use the area. Mr. Stevick indicated that this is not a successful private practice, and that the most successful method would be for the City to issue cards to users who have paid for the service at the Treasurer's Office. He would then deal only with the City and demand cards for usage of the refuse disposal site and identification for residents of the City of Albion to use the site.

The site has a house on it in which the operator would live and control access to the dumping area. This is a distinct advantage for control.

Mr. Stevick talks in terms of a ten year contract. He will sell the land to the City, upon mutual termination of the contract, for a price, based upon the ratio which the unused portion bears to the total, 20 acres, times the price he paid for it - \$12,000.

